

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Independence

State: MO

PJ's Total HOME Allocation Received: \$7,194,967

PJ's Size Grouping*: C

PJ Since (FY): 1994

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):** | | |
|--|----------|---------------|---------------|---------------|-------------------------------|---------|---------|
| | | | | | Group | C | Overall |
| Program Progress: | | | PJs in State: | 7 | | | |
| % of Funds Committed | 95.94 % | 92.22 % | 2 | 91.92 % | 78 | 82 | |
| % of Funds Disbursed | 87.18 % | 86.08 % | 3 | 82.65 % | 60 | 64 | |
| Leveraging Ratio for Rental Activities | 3.92 | 4 | 5 | 4.67 | 50 | 43 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 96.45 % | 97.56 % | 5 | 81.09 % | 42 | 51 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 47.35 % | 78.50 % | 7 | 68.72 % | 18 | 17 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 67.79 % | 69.86 % | 4 | 79.93 % | 18 | 16 | |
| % of 0-30% AMI Renters to All Renters*** | 24.16 % | 33.13 % | 4 | 44.94 % | 21 | 17 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 90.60 % | 97.97 % | 7 | 94.87 % | 16 | 17 | |
| Overall Ranking: | | | In State: | 6 / 7 | Nationally: | 36 32 | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$13,865 | \$24,983 | | \$25,717 | 149 Units | 17.30 % | |
| Homebuyer Unit | \$3,988 | \$12,245 | | \$14,669 | 711 Units | 82.70 % | |
| Homeowner-Rehab Unit | \$0 | \$11,517 | | \$20,391 | 0 Units | 0.00 % | |
| TBRA Unit | \$0 | \$3,232 | | \$3,201 | 0 Units | 0.00 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Independence MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|-------------|-----------|-----------|-----------|
| PJ: | \$34,242 | \$73,902 | \$0 |
| State:* | \$126,542 | \$79,825 | \$15,563 |
| National:** | \$91,120 | \$73,223 | \$23,149 |

CHDO Operating Expenses:
(% of allocation)

PJ: 3.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.03

| | Rental % | Homebuyer % | Homeowner % | TBRA % | | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|---|---|--|--|--|---|---|
| RACE: | | | | | HOUSEHOLD TYPE: | | | | |
| White: | 83.0 | 89.4 | 0.0 | 0.0 | Single/Non-Elderly: | 30.4 | 45.6 | 0.0 | 0.0 |
| Black/African American: | 8.9 | 2.4 | 0.0 | 0.0 | Elderly: | 19.3 | 1.3 | 0.0 | 0.0 |
| Asian: | 0.0 | 0.1 | 0.0 | 0.0 | Related/Single Parent: | 25.9 | 17.9 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.7 | 0.1 | 0.0 | 0.0 | Related/Two Parent: | 16.3 | 26.6 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.1 | 0.0 | 0.0 | Other: | 8.1 | 8.6 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.4 | 0.0 | 0.0 | | | | | |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Black/African American and White: | 0.0 | 0.1 | 0.0 | 0.0 | | | | | |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Other Multi Racial: | 0.0 | 0.4 | 0.0 | 0.0 | | | | | |
| Asian/Pacific Islander: | 1.5 | 0.7 | 0.0 | 0.0 | | | | | |
| ETHNICITY: | | | | | | | | | |
| Hispanic | 5.9 | 6.1 | 0.0 | 0.0 | | | | | |
| HOUSEHOLD SIZE: | | | | | SUPPLEMENTAL RENTAL ASSISTANCE: | | | | |
| 1 Person: | 45.2 | 42.0 | 0.0 | 0.0 | Section 8: | 5.2 | 0.1 [#] | | |
| 2 Persons: | 29.6 | 21.0 | 0.0 | 0.0 | HOME TBRA: | 0.0 | | | |
| 3 Persons: | 12.6 | 17.2 | 0.0 | 0.0 | Other: | 11.1 | | | |
| 4 Persons: | 6.7 | 11.0 | 0.0 | 0.0 | No Assistance: | 83.7 | | | |
| 5 Persons: | 4.4 | 5.5 | 0.0 | 0.0 | | | | | |
| 6 Persons: | 1.5 | 2.3 | 0.0 | 0.0 | | | | | |
| 7 Persons: | 0.0 | 0.4 | 0.0 | 0.0 | | | | | |
| 8 or more Persons: | 0.0 | 0.7 | 0.0 | 0.0 | | | | | |
| | | | | | # of Section 504 Compliant Units / Completed Units Since 2001 | | | | 8 |

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Independence

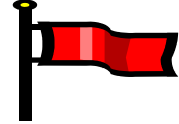
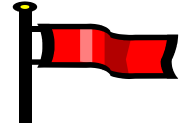
State: MO

Group Rank: 36
(Percentile)

State Rank: 6 / 7 PJs

Overall Rank: 32
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|--|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 71.84% | 96.45 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 47.80% | 47.35 |  |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 67.79 |  |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.38% | 90.6 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.360 | 2.02 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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